167.0	0003	0009.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	810,000	/	810,000
USE VALUE:	810,000	/	810,000
ASSESSED:	810,000	/	810,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
18		HILLSIDE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PARK AVE CONG CHURCH
Owner 2:	
Owner 3:	
Street 1:	18 HILLSIDE AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .241 Sq. Ft. of land mainly classified as Other with a Colonial Building built about 1978, having primarily Vinyl Exterior and 1568 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
962	10500.000	287,600	7,900	514,500	810,000
Total Card	0.241	287,600	7,900	514,500	810,000
Total Parcel	0.241	287,600	7,900	514,500	810,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 516.58 | /Parcel: 516.58

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 167.0-0003-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	962	FV	287,600	7900	10,500.	514,500	810,000		Year end	12/23/2021
2021	962	FV	278,700	7900	10,500.	514,500	801,100		Year End Roll	12/10/2020
2020	962	FV	278,700	7900	10,500.	514,500	801,100	801,100	Year End Roll	12/18/2019
2019	962	FV	226,900	8300	10,500.	514,500	749,700	749,700	Year End Roll	1/3/2019
2018	962	FV	226,900	8300	10,500.	455,700	690,900	690,900	Year End Roll	12/20/2017
2017	962	FV	226,900	8300	10,500.	382,200	617,400	617,400	Year End Roll	1/3/2017
2016	906	FV	226,900	8300	10,500.	382,200	617,400	617,400	Year End	1/4/2016
2015	906	FV	226,600	8600	10,500.	330,800	566,000	566,000	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 12929

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	6720-342		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/27/2017	1428		18,850	C				
8/24/2003	715	Redo Bat	7,500					

ACTIVITY INFORMATION

Date	Result	By	Name
5/3/2000	Meas/Inspect	264	PATRIOT
12/20/1999	Mailer Sent		
12/17/1999	Measured	163	PATRIOT
3/1/1983		LO	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
962	Other		10500		Sq. Ft.	Site		0	70.	0.70	8									514,500						514,500	

Patriot Properties Inc.

User Acct: 110613

GIS Ref:

GIS Ref:

Insp Date: 05/03/00

!12929!

PRINT

Date	Time
12/30/21	15:49:30

LAST REV

Date	Time
11/15/17	08:54:33

danam

USER DEFINED

Prior Id # 1:	110613
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Total AC/HA:	0.24105	Total SF/SM:	10500	Parcel LUC:	962	Other	Prime NB Desc	ARLINGTON	Total:	514,500	Spl Credit		Total:	514,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	1 - Wood Shingl	12	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1978	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	25.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	25	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.31964278
Const Adj.:	0.99989998
Adj $ / SQ:	171.536
Other Features:	75000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	383491
Depreciation:	95873
Depreciated Total:	287618

COMMENTS

PARSONAGE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	2003
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

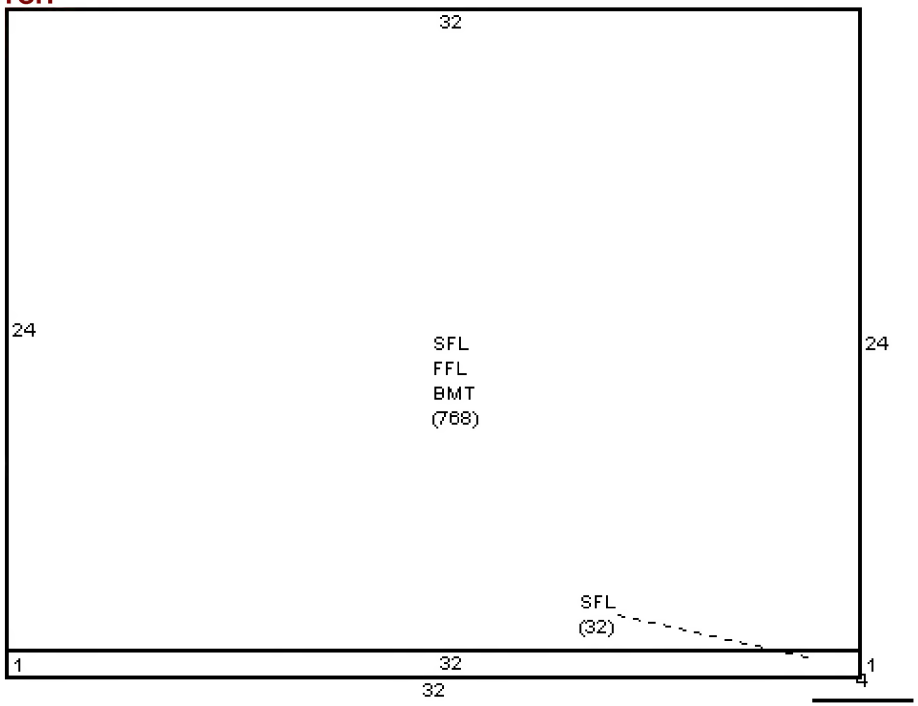
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	171.54
Special Features:	0	Val/Su Net:	123.12
Final Total:	287600	Val/Su SzAd	183.42

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	800	171.540	137,229
BMT	Basement	768	51.460	39,522
FFL	First Floor	768	171.540	131,740
	Net Sketched Area:	2,336	Total:	308,491
Size Ad	1568	Gross Area	2336	FinArea 1568

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

167.0-0003-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
4	Garage W/Lof	D	Y	1	21X26	A	AV	1978	21.54	T	32.8	962			7,900			7,900

More:	N	Total Yard Items:	7,900	Total Special Featues:	Total: 7,900

IMAGE

AssessPro Patriot Properties, Inc